



Charlotte Housing Authority

Building Community, People & Partnerships

Charlotte Housing Authority Board Highlights

Location: Central Office Board Room
April 18, 2006

Strategy 1: Develop Collaborative Relationships for Affordable Housing Solutions

No topics applicable in April meeting.

Strategy 2: Attain Long Term Financial Viability

Consent was given to amend the budget for The Park at Oaklawn (Fairview Homes HOPE VI project budget) to reallocate funds to the final budget for Montgomery Gardens. Expenses have been increased in Fees and Cost, Dwelling Structures and decreased in Site Acquisition and Relocation Cost.

Authorization was given to re-appropriate the following funds in the Conventional Budget:

- \$260,842 from the Energy Performance Contract Phase II & III into the 2006-2007 fiscal year
- \$60,000 from relocation costs (Bilbro Property) a part of the Piedmont Courts Revitalization Plan into the demolition phase of the project.

Strategy 3: Maximize Economic, Social, and Physical Value of Real Estate

The CEO announced the successful rezoning approval of the Live Oak community located off of Sharon Road by the Charlotte City Council on Monday, April 17, 2006. The new development is slated to contain 240 mixed-income apartments with at least 32 multi-family affordable units (replacing the 32 multi-family affordable units currently at Live Oak) and add an additional 50-unit affordable, senior development.



Live Oak

Consent was given to authorize the submission of disposition applications to HUD for CHA owned Turnkey III single family homes located at 1901 Longleaf Drive, 2400 Longleaf Drive, 9311 Loblolly Lane and vacant land at 9407 Loblolly Lane & 801 Echo Cove Lane. Approval was also given to authorize the execution and recording of Declaration of Trusts for all above properties.

Vacancy Turns

- * Section 8 Voucher Utilization at 98%.
- * Occupancy Rate for CHA managed sites 99%.
- * CHA managed sites are at 17 days vacancy turn around time.
- * Privately Managed ACC units are at 52 days vacancy turn around time.

Strategy 4: Provide Highest Quality Real Estate Management Services

No topics applicable in April meeting.

Strategy 5: Facilitate the Development of

Consent was given to authorize the CEO to execute a contract with Community Link to provide homeownership services to the residents of the Charlotte Housing Authority. The program is designed to move people from dependency to self-sufficiency, identifying and overcoming barriers to economic self-sufficiency to achieve the goal of homeownership.



Streetscape of new Piedmont Courts Revitalization.

Strategy 5: Facilitate the Development of Client Families (cont'd)

Consent was given to authorize the CEO to execute the Rivermere/Stonehaven Family Self-Sufficiency (FSS) contract with Community Link that will provide casework services to the residents that promote economic self-sufficiency and maximize individual potential.

Approval was given to authorize and increase in the Section 8 Fair Market Rent (FMR) rate to 110% for a period of one year for Census Tracts: 002903, 002901, 003103, 003298, 002904, and 002004 in the SouthPark area. One of the objectives of Section 8 is "to encourage freedom of housing choice and spatial deconcentration of assisted housing into areas outside of those which low income and minority households are concentrated". CHA wished not only to provide additional relocation opportunity to current Live Oak residents who must relocate as a result of the redevelopment of the community and wish to remain in the SouthPark neighborhood, but to also further the fair housing opportunities of all Section 8 Program participants by providing them with an opportunity to reside in the SouthPark neighborhood.

COO Troy White and V.P. of Real Estate Kathleen Foster met with residents of Tarlton Hills on April 10th to discuss the organization's upcoming strategic and real estate development initiatives.

Section 8 Coordinator Bryant Saunders attended the Resident Advisory Council (RAC) meeting on April 11th to explain the Section 8 Program.

RAC finalized the Resident Participation Fund Memorandum of Understanding and it was signed by CHA CEO Mr. Charles Woodyard.